## CITY OF REDMOND ORDINANCE NO. 2534

ORDINANCE OF THE CITY OF REDMOND. THE FRAMEWORK WASHINGTON, SETTING AND CONDUCTING CONCURRENT REVIEW OF CUMULATIVE EFFECT OF ALL PROPOSED ANNUAL AMENDMENTS TO TITLE 20B, COMPREHENSIVE PLAN, AND TITLES 20C, 20D, and 20F OF THE REDMOND MUNICIPAL CODE REDMOND COMMUNITY DEVELOPMENT GUIDE, FOR  $\mathsf{THE}$ 2010 UPDATE TO THE COMPREHENSIVE PLAN INCLUDING NEW AND AMENDED NARRATIVE, POLICIES, TABLES AND MAPS

WHEREAS, the Growth Management Act requires that comprehensive plans and development regulations shall be subject to continuing evaluation and review; and

WHEREAS, the Growth Management Act provides that comprehensive plan amendments shall be considered as a comprehensive whole and shall not be amended more than once a year, with certain exceptions; and

WHEREAS, it has been at least one year since the City initiated an annual amendment to its Comprehensive Plan; and

WHEREAS, the City of Redmond has established a procedure for administratively setting the framework and content of its annual Comprehensive Plan amendment by adopting an ordinance that establishes the content of the annual amendment package and by conducting an evaluation of the cumulative effects of proposed amendments and the general consistency of each amendment with the Comprehensive Plan and the Community

Development Guide, while also allowing for separate review and adoption of each individual proposal; and

WHEREAS, on April 1, 2010, the City announced the May 3, 2010, application deadline for citizen-requested amendments to the Comprehensive Plan for consideration as part of the 2010 Annual Update by sending a letter to several hundred people interested in planning issues, and by providing notice on the City's website, on RCTV, in the Redmond Reporter, and to individuals who have expressed interest in potentially requesting amendments; and

WHEREAS, the Planning Commission will hold separate public hearings on each of the proposed amendments, and after considering the information contained in the Technical Committee reports and testimony and written comments received during the public hearings, the Planning Commission will forward separate recommendations on the proposed amendments to the City Council; and

WHEREAS, after considering the testimony and other evidence, the City Council will take separate action on each of the amendments set forth by this Ordinance as to whether each should be adopted and whether they are consistent with the Washington State Growth Management Act, the Countywide Planning Policies, and the City's criteria for amending the comprehensive plan and development regulations.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Setting the Administrative Format and Content of the 2010 Annual Comprehensive Plan Amendment Package. The following proposed and requested amendments shall establish the entire framework for the 2010 Annual Comprehensive Plan Amendment Package, including related amendments to the City of Redmond Community Development Guide and Municipal Code:

## City-Initiated Amendments:

- 1. Idylwood/Viewpoint Neighborhood Plan update. An amendment proposing Comprehensive Plan and Community Development Guide updates specific to the Idylwood/Viewpoint Neighborhood and related to, but not limited to, land use, housing, natural features, neighborhood character and design, transportation, and parks and open space.
- 2. Overlake residential policy and regulatory update.

  An amendment to the Comprehensive Plan and Community

  Development Guide policies and regulations related

  to single-family development in the Overlake

  Neighborhood. The amendment will consider issues

  including but not limited to residential design

  standards, housing types, neighborhood character,

- transportation, open space, natural features, and parks and open space.
- 3. Bear Creek Neighborhood Plan update. An amendment proposing Comprehensive Plan and Community Development Guide updates specific to the Bear Creek Neighborhood, including amendments related to but not limited to land use, housing, natural features, neighborhood character and design, transportation, and parks and open space.
- 4. Urban Centers Element update Overlake Portion. An amendment to update the Overlake portion of the Urban Centers Element, and other Elements as needed to carry-out the recommendations of transportation and stormwater/parks facilities studies that focus on the Overlake Urban Center.
- 5. Neighborhood Commercial policy and regulatory updates. An amendment to establish regulations for the Neighborhood Commercial zone, taking direction from Comprehensive Plan policies, but also refining plan policies as needed to address the current needs and interests related to neighborhood commercial uses. This amendment will also consider reviewing the continuation of Neighborhood Commercial as a zoning designation.

- 6. Water System Plan update. This is an amendment updating the City of Redmond's Water System Plan time horizon through 2014. The plan will identify short- and long-term improvements needed to meet projected growth, and contain cost estimates that the City can use in preparing its capital investment funding programs.
- 7. Adoption of a capital facilities financial plan (a new functional plan) and updates to other functional plans. An amendment proposing establishment of a capital facilities financial plan and updates to other functional plans to reflect the updated Comprehensive Plan.

## Private Sector Requests:

- 8. Redmond Car Care Center Land Use and Zoning Map
  Amendment. An amendment to change the land use
  designation and zoning map designation for
  approximately 2.58 acres in Southeast Redmond
  located at 18014 Redmond Way from Manufacturing Park
  (MP) to General Commercial (GC).
- 9. Smaller Retail in Gateway Design District Zoning

  Text Amendment. An amendment that would change the

  Gateway Design District regulations to permit

  certain retail uses that are less than 75,000 square

feet in size, provided that they are no larger than 8,000 square feet or that they are located in conjunction with a regional retail use and share parking with a regional retail use.

10. Redmond Village Square Comprehensive Plan and Zoning Map Amendment. An amendment to change the Comprehensive Plan and zoning map designation for approximately 3.03 acres in Downtown Redmond from Bear Creek (BC) to Anderson Park (AP).

Section 2. Concurrent Review of the Cumulative Impacts of

Each of the Proposed Amendments. On May 19, 2010, the Planning

Commission reviewed the proposed content of the 2010 Annual

Update and the cumulative effects of the proposed amendments.

The Planning Commission then recommended the proposed content of
the 2010 Annual Update to the City Council. On June 15, 2010,
and July 6, 2010, the City Council conducted a similar review
for consistency and cumulative impacts among the proposed
amendments, the Comprehensive Plan and the Community Development

Guide and found the proposed amendments potentially compliant

with one another and with the Growth Management Act.

Section 3. Public Participation. The process for review of the annual Comprehensive Plan was established by the City of Redmond in order to allow thorough and considerate review by the public of each of the separate proposed amendments. Consistent

with the requirements of RCW 36.70A.140, the City of Redmond shall ensure public participation in the amendment process by holding public hearings for each of the proposed amendments. Notice of the hearings for each of the amendments shall be broadly disseminated to the public and shall be published in the newspaper of record, advertised by the City's public television programming and website, and where applicable, mailed within an affected area. property owners The Planning Commission shall consider the testimony and written comments received during the public hearing before making its recommendation to the City Council for action on each of the proposed amendments.

Section 4. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 5. Effective Date. This ordinance shall take effect five days after passage and publication of an approved summary thereof consisting of the title.

ADOPTED by the Redmond City Council this  $6^{\rm th}$  day of July, 2010.

CITY OF REDMOND

ATTEST:

MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

By:<u><///</u>

FILED WITH THE CITY CLERK:

PASSED BY THE CITY COUNCIL: SIGNED BY THE MAYOR:

PUBLISHED:

EFFECTIVE DATE:

ORDINANCE NO. 2534

June 28, 2010

July 6, 2010

July 6, 2010

July 12, 2010

July 17, 2010

ADOPTED 6-0: Allen, Cole, Margeson, Myers, Stilin and Vache